



DEVELOPMENT PERMIT NO. DP001321

MASTHEAD PROPERTIES LTD

Name of Owner(s) of Land (Permittee)

345 NEWCASTLE AVENUE & 360 STEWART AVENUE

Civic Addresses

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all buildings, structures, and other developments thereon:

Legal Descriptions:

LOT 17, BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

LOT 32, BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-825-297 & 001-085-921

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Subject Property Map

Schedule B Site and Parking Plan

Schedule C Building Elevations and Details

Schedule D Landscape Plan and Details

4. If the landowner does not substantially start any construction with respect to which this permit was issued within two years after the date it was issued, the permit lapses.
5. This permit is not a building permit, nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

6. This permit prevails over the provisions of the bylaw in the event of conflict.

TERMS OF PERMIT

The "City of Nanaimo Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (north) side yard setback for a principal building from 3.0m to 0.0m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of the principal buildings from 14.0m to 15.5m.

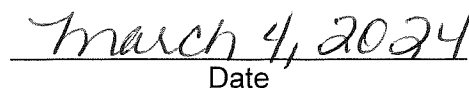
CONDITIONS OF PERMIT

1. The subject property shall be developed in substantial compliance with the Site and Parking Plan prepared by BJK Architecture Inc., dated 2023-DEC-11, as shown on Schedule B.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by BJK Architecture Inc., received 2023-DEC-21, as shown on Schedule C.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Masthead Properties Ltd., received 2023-DEC-22, as shown on Schedule D.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THE
26TH DAY OF FEBRUARY, 2024.


Corporate Officer

Sheila Gurrie
Corporate Officer
City of Nanaimo

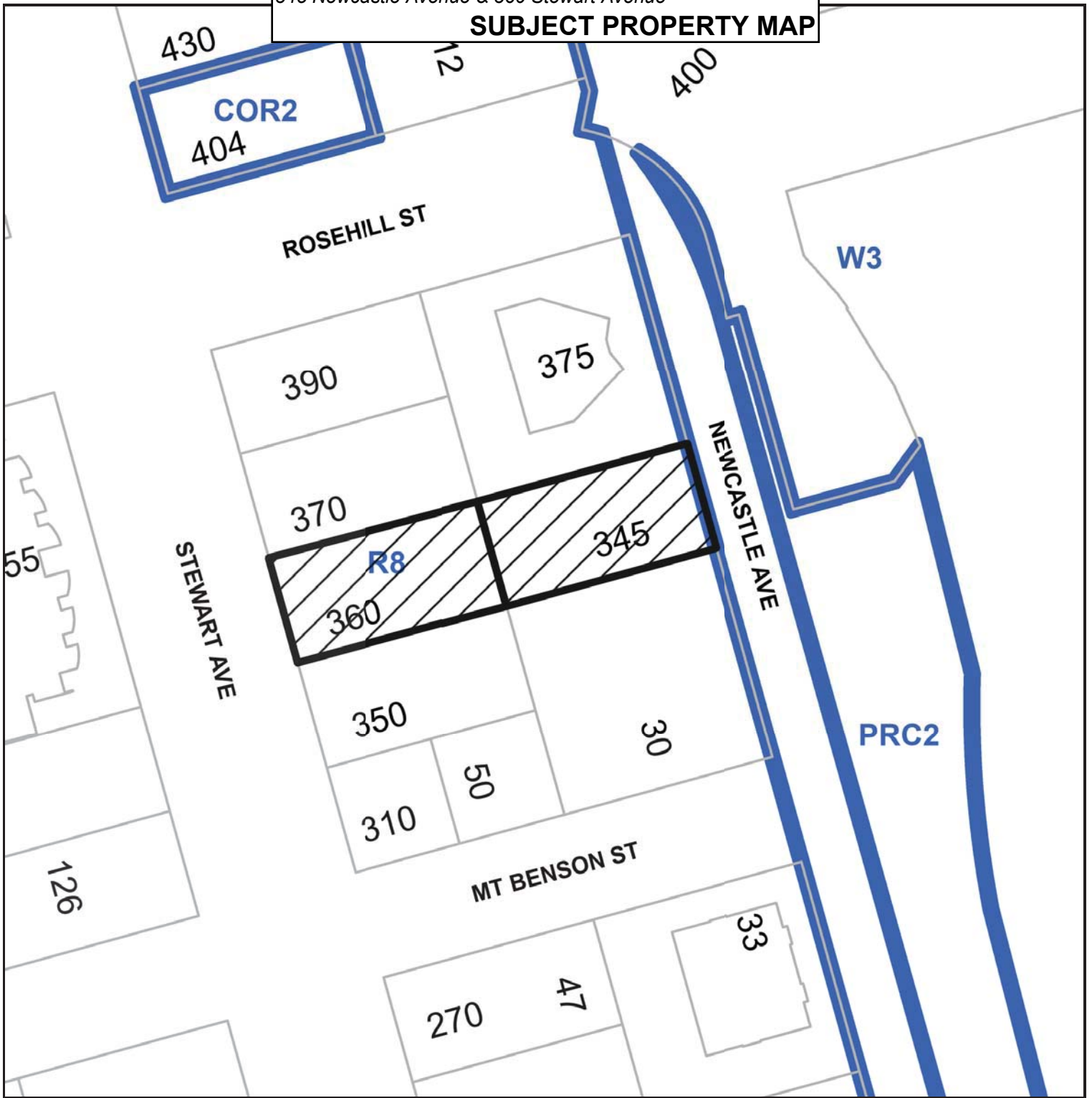

Date


CH/lm

Prospero attachment: DP001321

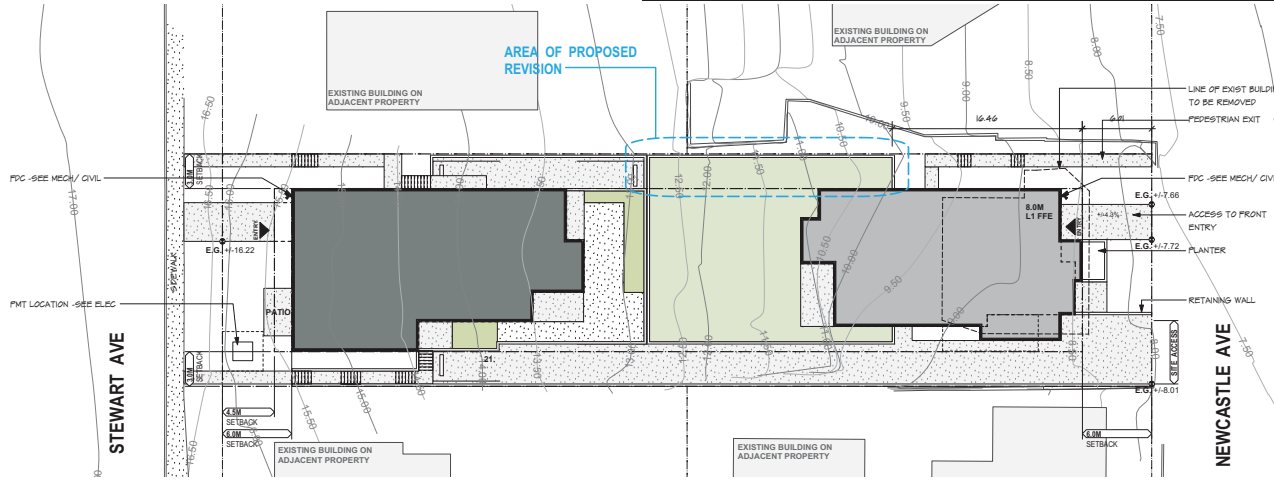
Development Permit No. DP001321 Schedule A
345 Newcastle Avenue & 360 Stewart Avenue

SUBJECT PROPERTY MAP



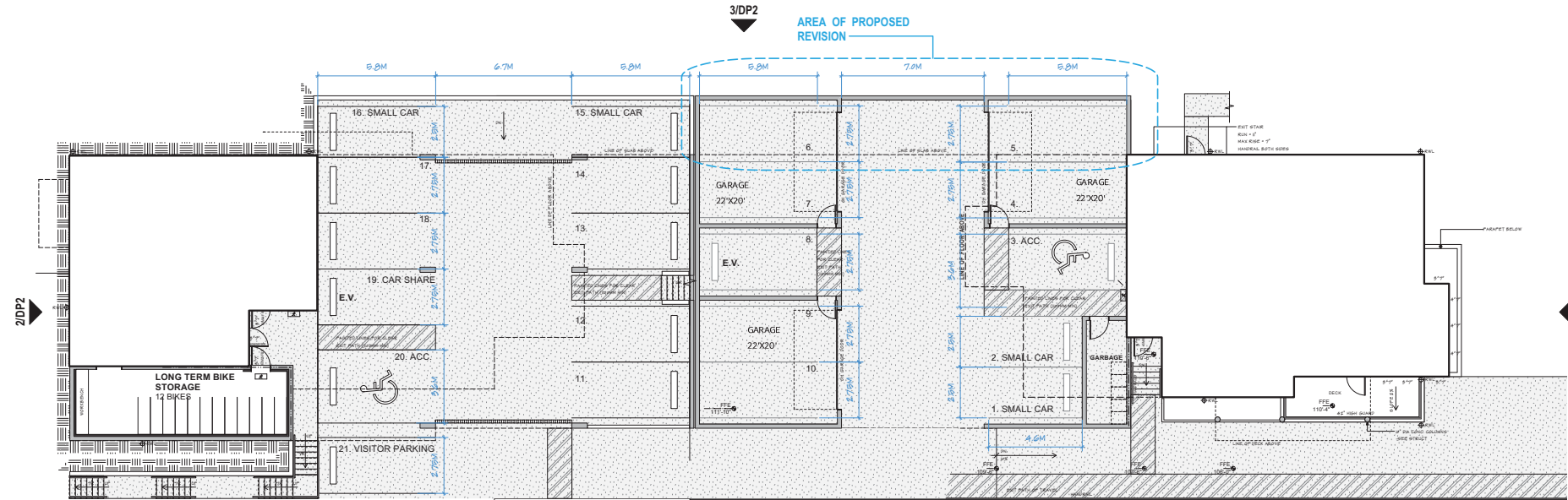
 345 Newcastle Avenue & 360 Stewart Avenue

Development Permit No. DP001321 Schedule B
 345 Newcastle Avenue & 360 Stewart Avenue
SITE AND PARKING PLAN



SITE PLAN

SCALE: 1:200
 NOTE: BASE DRAWINGS DERIVED FROM DATA PROVIDED BY CIVIL SURVEY CONSULTANTS.



PARKING PLAN

bjk
 architecture inc.
 2122 BRANDON RD. SHANNINGAN LAKE BC
 TEL: 250-891-9622

4	Additional information	2023.12.11
3	Additional information	2023.10.11
2	For DP Amendment	2023.09.20
1	Review (C.O.N.L.)	2023.07.20
0	Initial	2023.06.01

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SEAGLASS CONDOS

345 NEWCASTLE AVENUE
 & 360 STEWART AVENUE
 NANAIMO B.C.



DRAWING TITLE
 SITE PLAN & FLOOR PLAN

SCALE: As Indicated
 DRAWN BY: B.B.
 CHECKED BY: -
 DATE: -
 PROJECT NO: 2021 / 1612

DP1

RECEIVED
DP1321
 2023-DEC-12
 Current Planning

Development Permit No. DP001321 Schedule C
 345 Newcastle Avenue & 360 Stewart Avenue
BUILDING ELEVATIONS AND DETAILS

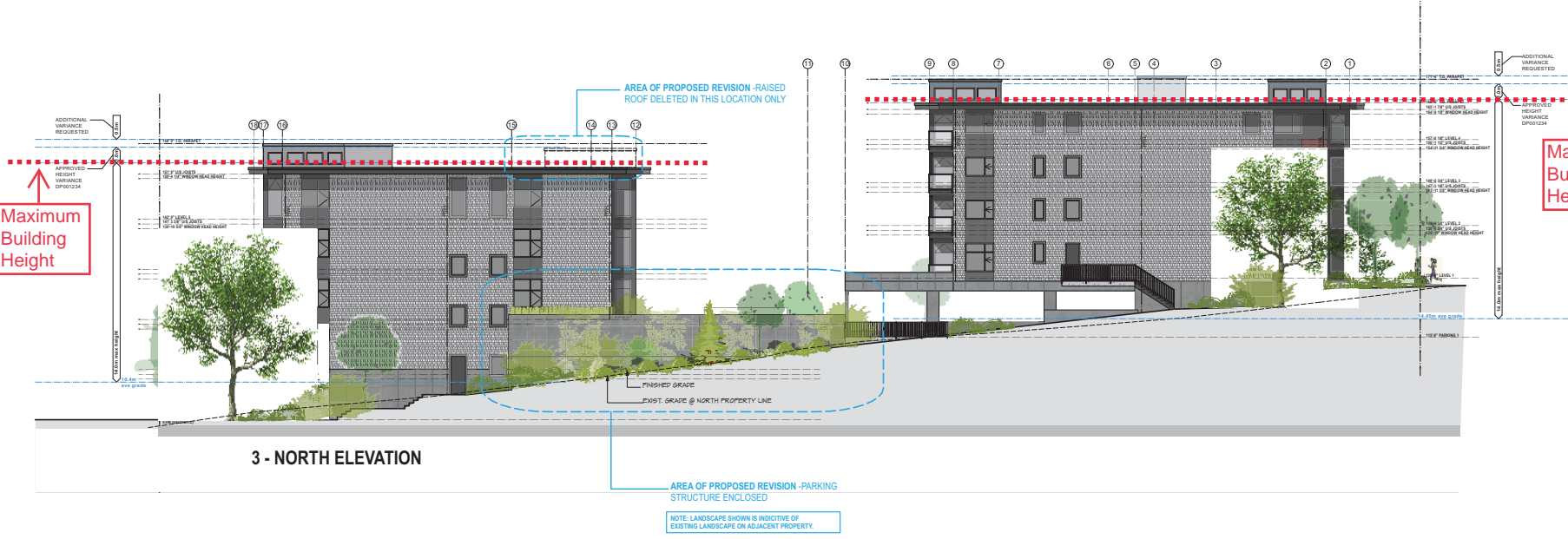
bjk
 architecture inc.
 2122 BRANDON RD. SHAWINIGAN LAKE BC
 TEL: 250-891-1602



1- EAST ELEVATION - NEWCASTLE



2- WEST ELEVATION - STEWART



3 - NORTH ELEVATION

0	Additional Information	2024-12-21
1	Additional Information	2024-12-11
2	Additional Information	2024-11-11
3	Pre-CP Amendment	2023-08-25
4	Review CP O.N.	2023-07-28
No.	Description	Date

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SEAGLASS CONDOS

345 NEWCASTLE AVENUE
 & 360 STEWART AVENUE
 NANAIMO B.C.

SEAL:

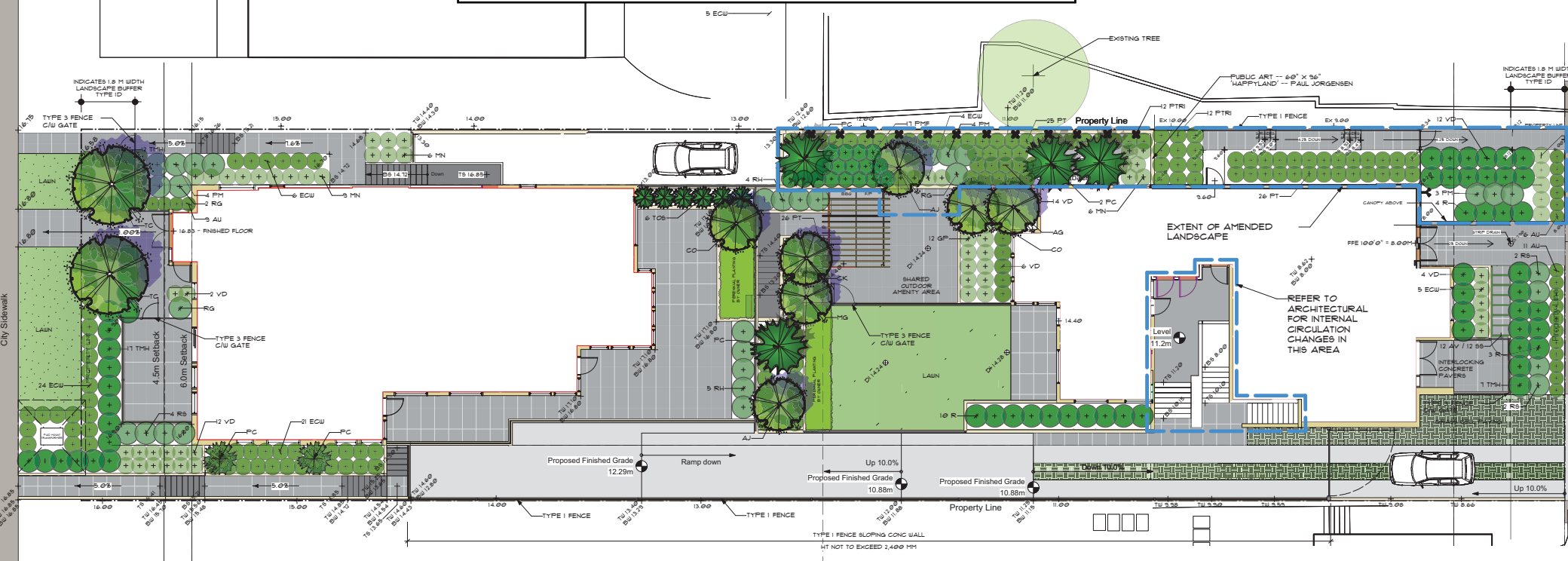
DRAWING TITLE:
 NORTH & EAST ELEVATION

SCALE: As Indicated
 DRAWN BY: B.B.
 CHECKED BY: -
 DATE: -
 PROJECT NO: 2021 / 1612

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 DP1321
 2023-DEC-22
 LUTHER PLANNING

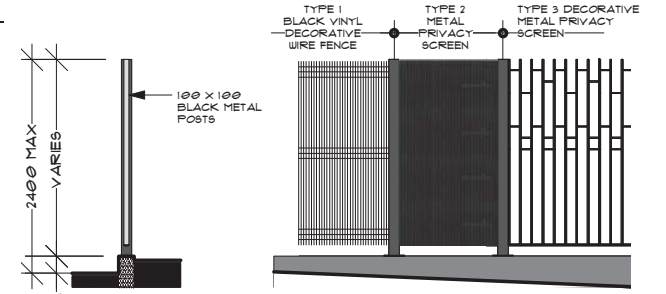
DP2

Development Permit No. DP001321 Schedule D
 345 Newcastle Avenue & 360 Stewart Avenue
LANDSCAPE PLAN AND DETAILS



KEY	CANDIDATE TREES		
	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES			
PC	6 PINUS CONTORTA CONTORTA	SHORE PINE	2M HT.
CO	2 CHAMAEYCYPARIS OBTUSA 'HINOKI'	HINOKI CYPRESS	2M HT.
TO5	6 THUJA OCCIDENTALIS SMARAGD	EMERALD CEDAR	2M HT.
DECIDUOUS TREES			
TC	2 TILIA CORDATA	LINDEN	5CM CAL.
CK	1 CORNUS KOUSA	KOUSA DOGWOOD	5CM CAL.
AG	2 ACER JAPONICUM 'ACONITIFOLIUM'	JAPANESE MAPLE	MULTISTEM
AG	1 ACER GINNALA 'FLAME'	AMUR MAPLE	MULTISTEM
MG	2 MAGNOLIA GRANDIFLORA	MAGNOLIA	MULTISTEM

KEY	CANDIDATE SHRUBS AND GROUNDCOVER		
	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
VD	VIBURNUM DAVIDII	VIBURNUM	QTY. SPACING SIZE
TMH	TAXUS MEDIA 'HICKSII'		50 150 O.C. #2 POT
RS	RHODODENDRON 'SNOWBIRD'	DECIDUOUS AZALEA	28 600 O.C. #2 POT
RG	RHODODENDRON 'GIBALTAR'	DECIDUOUS AZALEA	8 150 O.C. #5 POT
RH	RHODODENDRON 'HOTI'	HOTEI (YELLOW) RHODO	4 150 O.C. #5 POT
R	ROSA 'GENTLE HERMIONE'	ENGLISH ROSE	3 150 O.C. #5 POT
EGW	ERICA CARNEA 'WINTERSOON'	WINTERSOON HEATHER	11 150 O.C. #2 POT
GP	GAULTHERIA PROCUMBENS	WINTERGREEN	13 600 O.C. #2 POT
PM	PINUS MUGO	MUGO PINE	17 150 O.C. #2 POT
MN	MAHONIA NERVOOSA	DWARF OREGON GRAPE	15 600 O.C. #2 POT
GROUNDCOVER			
PHE	POLYSTICHUM MUNITUM	SWORD FERN	11 600 O.C. 4" POT
AU	ARGOSTAPHYLOS UVA URSI	KINKKINK	26 450 O.C. 4" POT
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	85 450 O.C. 4" POT
SP	SEDUM PALLIDUM	STONECROP	24 300 O.C. 4" POT
AV	ARENARIA VERNA	SCOTCH MOSS	12 300 O.C. 4" POT
SS	SAGINA SUBULATA	IRISH MOSS	12 300 O.C. 4" POT
FC	FRAGARIA CHLOEENSIS	COASTAL STRAWBERRY	12 450 O.C. 4" POT
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	25 150 O.C. 4" POT
PTRI	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	24 150 O.C. 4" POT



Privacy Screens - Detail
 Scale: 1/4" = 1'-0"

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 DP1321
 2023-DEC-22
 Current Planning